PRELIMINARY ENGINEERING PLANS

24 NORTH WASHINGTON

NAPERVILLE, ILLINOIS

OF PART OF THE SOUTHEAST 1/4 OF SECTION SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

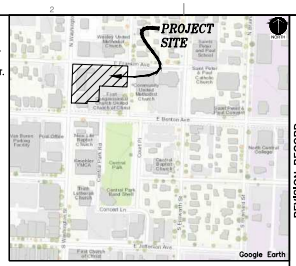
PIN: 07-13-412-004
08-18-303-009

ADDRESS: 24 N. WASHINGTON ST.
NAPERVILLE, IL 60540

20-30 E. FRANKLIN ST.
NAPERVILLE, IL 60540

NORTH

ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE



VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- 715 EXISTING INDEX (MAJOR) CONTOUR
- 711 EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING FENCE LINE
- EXISTING WOOD FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
- OH-E EXISTING OVERHEAD WIRE
- E EXISTING ELECTRIC LINE
- UG-E EXISTING UNDERGROUND ELECTRIC LINE
- C EXISTING CABLE LINE
- FO EXISTING FIBER OPTIC LINE
- 715 PROPOSED INDEX (MAJOR) CONTOUR
- 711 PROPOSED INTERMEDIATE (MINOR) CONTOUR
- 5.00% PROPOSED SLOPE LABEL
- 595.68 PROPOSED SPOT ELEVATION
- 598.37TW / 595.63BW / 594.00TC / 593.50FL TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION / TOP OF CURB ELEVATION / FLOWLINE OF CURB ELEVATION
- SAN PROPOSED FORCEMAIN
- SAN PROPOSED SANITARY SEWER
- W PROPOSED WATER LINE
- ST PROPOSED STORM PIPE
- E PROPOSED ELECTRIC
- G PROPOSED GAS LINE
- COMM PROPOSED COMMUNICATION LINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED EDGE OF UNPAVED DRIVE
- PROPOSED GRAVEL DRIVE
- PROPOSED CONCRETE
- PROPOSED STRIPING
- PROPOSED PAVEMENT SHOULDER
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- PROPOSED BUILDING
- PROPOSED FENCE
- GUIDE RAIL
- TREELINE
- PROPOSED TRENCH BACKFILL
- SANITARY MANHOLE
- CLEANOUT
- STORM SEWER RIPRAP
- FLARED END SECTION
- STORM INLET
- STORM CATCH BASIN (CURB LID)
- STORM CATCH BASIN (ROUND LID)
- STORM MANHOLE
- WATER VALVE VAULT
- WATER VALVE BOX
- FIRE HYDRANT
- ELECTRIC CONTROL CABINET (ABOVE GRADE)
- ELECTRIC HANDHOLE
- TRANSFORMER
- ELECTRIC METER
- LIGHT STANDARD
- UTILITY POLE
- TELEPHONE PULL BOX (FLUSH WITH GRADE)
- TELEPHONE BOX/CABINET (ABOVE GRADE)
- CABLE MANHOLE
- FIBER OPTIC BOX/CABINET (ABOVE GRADE)
- FIBER OPTIC MANHOLE
- MANHOLE (UNKNOWN)
- TRAFFIC MANHOLE
- MONITORING WELL
- GAS LINE MARKER

BENCH MARKS:

REFERENCE BENCHMARK:

1. NAPERVILLE MONUMENT #1506: BERNSTEN 3D MONUMENT AT THE SOUTHWEST CORNER OF NAPERVILLE NORTH HIGH SCHOOL. SAID MONUMENT IS 87± NORTH OF 5TH AVENUE AND 35.5± FEET WEST OF THE CENTERLINE OF MILL STREET.

   ELEVATION= 690.91 (NAVD 88)

SITE BENCHMARKS:

1. CROSS CUT IN EAST CURBLINE OF CENTER STREET AT THE NORTHERLY WALKWAY TO COMMUNITY UNITED METHODIST CHURCH. SAID CROSS IS 102'± FEET SOUTH OF THE CENTER OF INTERSECTION OF CENTER STREET AND FRANKLIN AVENUE.

   ELEVATION: 707.51

2. CROSS CUT IN THE CURBLINE AT THE NORTHEAST CORNER OF THE INTERSECTION OF CENTER STREET AND FRANKLIN AVENUE. SAID CROSS IS 27± FEET NORTHEAST OF SANITARY MANHOLE IN SAID INTERSECTION.

   ELEVATION: 709.58

3. CROSS CURB IN NORTH CURBLINE OF FRANKLIN AVENUE. SAID CROSS IS 191± FEET WEST OF THE CENTER OF INTERSECTION OF CENTER STREET AND FRANKLIN AVENUE.

   ELEVATION: 707.15

LEGAL DESCRIPTION

PARCEL 1:

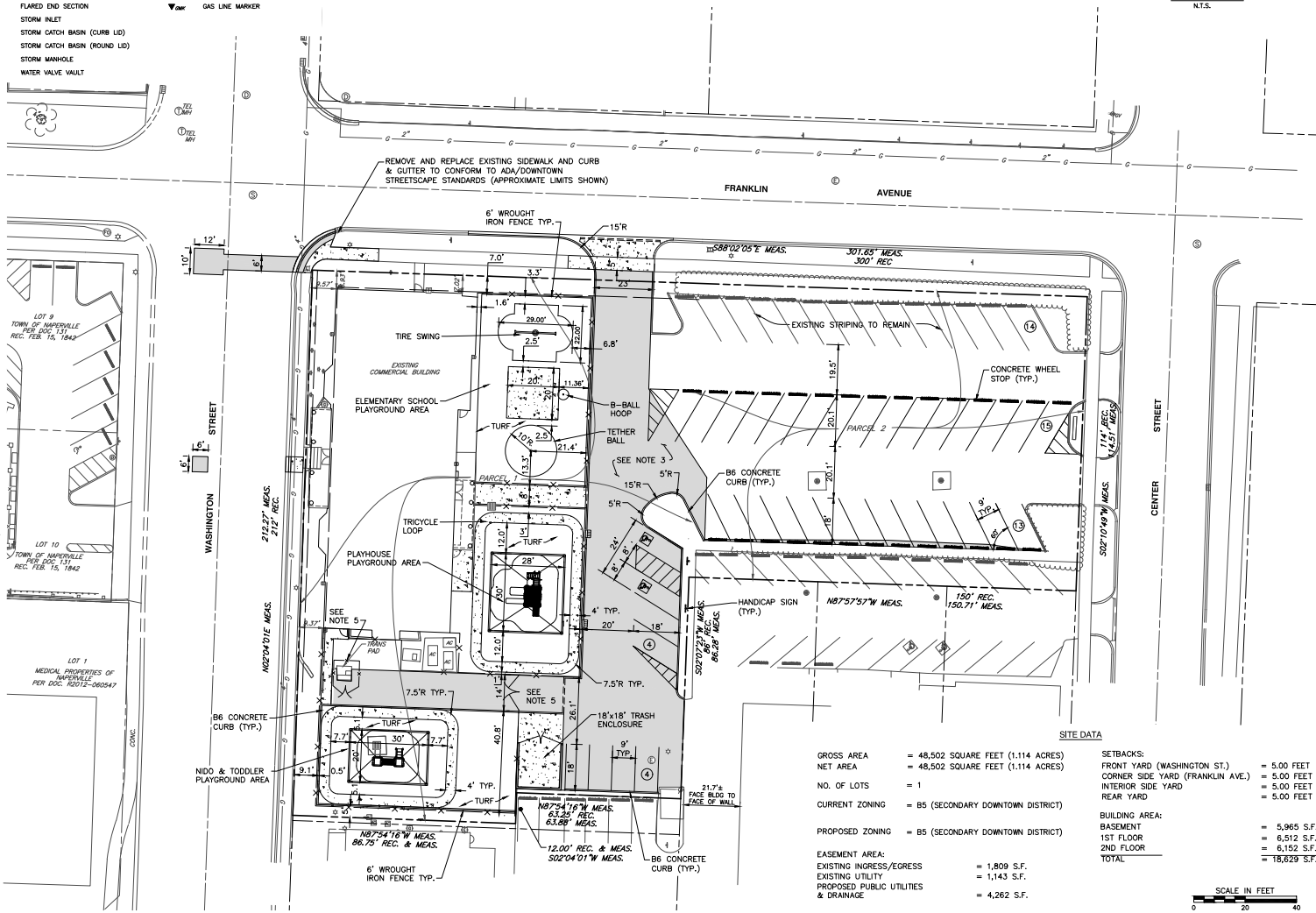
LOTS 1, 2, 3, 4 AND 5 (EXCEPT THAT PART OF LOT 5 CONVEYED BY WARRANTY DEED RECORDED AS DOCUMENT R82-13266 DESCRIBED AS FOLLOWS: THE SOUTH 2.00 FEET OF THE WEST 86.75 FEET AND THE SOUTH 14.00 FEET, EXCEPT THE WEST 86.75 FEET) BLOCK 2 OF HOSMER'S ADDITION TO THE TOWN OF NAPERVILLE, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 26, 1843 AS DOCUMENT 414, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 4 AND 5 IN BLOCK 6 IN SLEIGHT'S ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION A THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 20, 1845 AS DOCUMENT 1525, IN DUPAGE COUNTY, ILLINOIS.

NOTES:

1. REFER TO THE PRELIMINARY PLAT OF SUBDIVISION, PREPARED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC., FOR BEARING AND DISTANCES FOR THE BOUNDARY, PROPOSED LOTS AND PROPOSED EASEMENTS.
2. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
3. THE PROPOSED CONCRETE DRIVEWAY APRON SHALL CONFORM TO THE CITY OF NAPERVILLE STANDARD DETAIL FOR TYPICAL COMMERCIAL DRIVEWAY PAVEMENT 590.05. THE ASPHALT PAVEMENT SECTION SHALL BE:
   - 1 1/2" HOT MIX ASPHALT SURFACE COURSE, IL-9.5
   - 2 1/4" HOT MIX ASPHALT BINDER COURSE, IL-19.0
   - 10" AGGREGATE BASE COURSE TYPE B (CA-6)
4. FOR DROPOFF/STACKING EXHIBITS, SEE SHEET 2.
5. FENCE POSTS AROUND THE EXISTING TRANSFORMER SHALL BE INSTALLED IN SLEEVES FOR EASY REMOVAL DURING MAINTENANCE/REPLACEMENT. THE 14' GATE WILL BE "DOUBLE LOCKED" WITH A NDPU-ELECTRIC LOCK TO ALLOW FOR OFF HOURS ACCESS TO THE TRANSFORMER.



SITE DATA

GROSS AREA	= 48,502 SQUARE FEET (1.114 ACRES)
NET AREA	= 48,502 SQUARE FEET (1.114 ACRES)
NO. OF LOTS	= 1
CURRENT ZONING	= B5 (SECONDARY DOWNTOWN DISTRICT)
PROPOSED ZONING	= B5 (SECONDARY DOWNTOWN DISTRICT)

EASEMENT AREA:

EXISTING INGRESS/EGRESS	= 1,809 S.F.
EXISTING UTILITY	= 1,143 S.F.
PROPOSED PUBLIC UTILITIES & DRAINAGE	= 4,262 S.F.

SETBACKS:

FRONT YARD (WASHINGTON ST.)	= 5.00 FEET
CORNER SIDE YARD (FRANKLIN AVE.)	= 5.00 FEET
INTERIOR SIDE YARD	= 5.00 FEET
REAR YARD	= 5.00 FEET

BUILDING AREA:

BASEMENT	= 5,965 S.F.
1ST FLOOR	= 6,512 S.F.
2ND FLOOR	= 6,152 S.F.
TOTAL	= 18,629 S.F.

SCALE IN FEET
0 20 40

CITY PROJECT NO. 20-10000092

REVISION RECORD

NO.	DATE	DESCRIPTION
1	11/12/2020	PUBLIC/CITY REVIEW COMMENTS

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
www.cecinc.com

HIGHER GROUND EDUCATION, INC.
24 NORTH WASHINGTON
NAPERVILLE, ILLINOIS 60540

PRELIMINARY ENGINEERING - DIMENSION PLAN

DATE: 09/23/2020 | DRAWN BY: SRH
DWG SCALE: AS SHOWN | CHECKED BY: JGC
PROJECT NO: 395.401-JWI00
APPROVED BY: JGC

DRAWING NO.: C100
SHEET 1 OF 2

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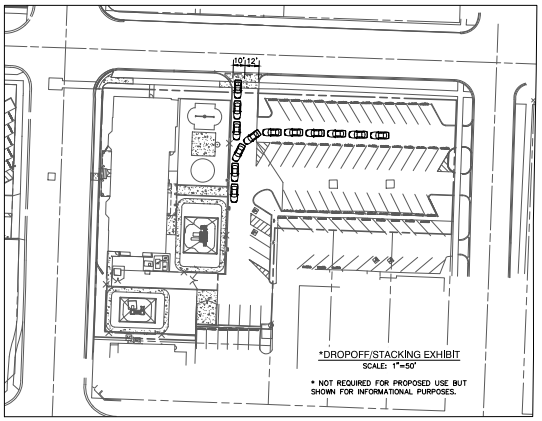
EXHIBIT E

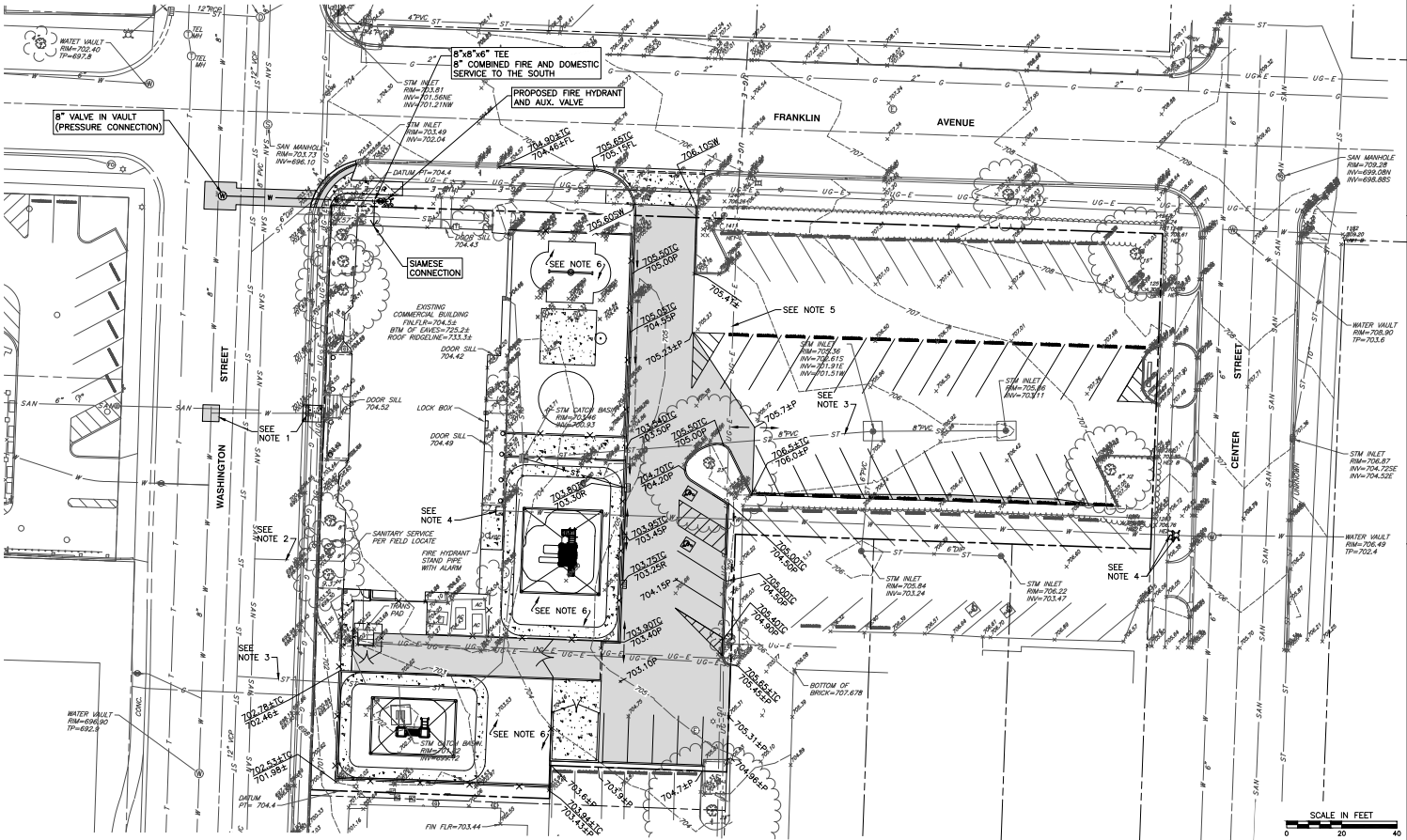
NORTH

ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE



*DROPOFF/STACKING EXHIBIT
SCALE: 1"=50'

* NOT REQUIRED FOR PROPOSED USE BUT SHOWN FOR INFORMATIONAL PURPOSES.



NOTES:

1. REMOVE EXISTING WATER SERVICE AND BUFFALO BOX AND CAP CONNECTION AT EXISTING 8-INCH WATER MAIN IN ACCORDANCE WITH CITY STANDARDS.
2. THE ASSUMED 6-INCH SANITARY SERVICE SHALL BE REUSED ONCE IT HAS BEEN TELEVISED, WITNESSED, AND APPROVED BY DEPARTMENT OF PUBLIC UTILITIES - WATER/WASTEWATER/CEECM. IF THE SERVICE IS NOT APPROVED FOR RE-USE, IT MUST BE REPLACED WITH 6" PVC SDR 26 @ 1.00% MINIMUM OR LINED PER DPU STANDARDS.
3. THE EXISTING STORM SEWER ALIGNMENT IS BASED ON THE CITY'S STORM SEWER ATLAS AND OBSERVATIONS MADE IN THE FIELD. THE EXACT LOCATION OF THE PRIVATE STORM SEWER CONNECTION WITHIN THE PUBLIC RIGHT OF WAY (ASSUMED IN WASHINGTON STREET) IS NOT KNOWN. PRIOR TO FINAL ENGINEERING PLAN PREPARATION, THE EXISTING DRAINAGE STRUCTURES SHALL BE CLEANED AND TELEVISED SO THAT AN ACCURATE ALIGNMENT CAN BE DETERMINED.
4. A PROPOSED FIRE HYDRANT (NO AUXILIARY VALVE) SHALL BE INSTALLED WEST OF THE EXISTING VALVE IN CENTER STREET. CAP THE EXISTING 6-INCH FIRE SERVICE WEST OF THE PROPOSED FIRE HYDRANT AND EAST OF THE EXISTING BUILDING.
5. THE EXISTING UNDERGROUND ELECTRIC ALIGNMENT IS BASED ON REVIEW OF INFORMATION RECEIVED FROM DPU-ELECTRIC AND OBSERVATIONS MADE IN THE FIELD. THE EXACT LOCATION SHALL BE VERIFIED IN THE FIELD (JULIED) SO THAT PUBLIC UTILITY EASEMENTS CAN BE GRANTED. WHERE PAVEMENT ELEVATIONS/FINAL GRADE IS BEING LOWERED, TOP OF CONDUIT/CABLE SHALL ALSO BE LOCATED TO INSURE DEPTH OF COVER OVER THE EXISTING UTILITY.
6. ADDITIONAL DESIGN/DRAINAGE STRUCTURES WILL BE REQUIRED TO COLLECT RUNOFF FROM THE PROPOSED PLAYGROUND AREAS. THIS INFORMATION WILL BE PROVIDED ON THE FINAL ENGINEERING PLANS ONCE STORM SEWER ALIGNMENT IS KNOWN AND PLAYGROUND LAYOUT IS FINALIZED.
7. IMPERVIOUS/PERVIOUS AREA CALCULATIONS WILL BE SHOWN ON THE FINAL ENGINEERING PLANS. QUICK REVIEW OF THE EXISTING TOPOGRAPHY AND THE PROPOSED SITE PLAN INDICATE A REDUCTION IN IMPERVIOUS AREA THEREFORE NO BEST MANAGEMENT PRACTICES WILL BE REQUIRED.
8. EXISTING CURB STOPS WILL BE REPOSITIONED WHERE SHOWN. IT SHOULD BE NOTED THAT THE NORTHERN PORTION OF THE PARKING LOT DRAINS SOUTHWEST THROUGH THE CENTER PARKING SPACES SO EXISTING CURB STOPS/CURB OPENINGS MUST BE MAINTAINED.

REVISION RECORD

NO	DATE	DESCRIPTION
1	11/11/2020	REVISE PER CITY REVIEW DATED 10/16/2020

Civil & Environmental Consultants, Inc.
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www.cecinc.com

HIGHER GROUND EDUCATION, INC.
24 NORTH WASHINGTON
NAPERVILLE, ILLINOIS 60540

PRELIMINARY ENGINEERING - GRADING AND UTILITY PLAN

DATE:	09/23/2020	DRAWN BY:	SRH
DWG SCALE:	AS SHOWN	CHECKED BY:	JGC
PROJECT NO:			305.401.AW00
APPROVED BY:			JGC

DRAWING NO.: C200

SHEET 2 OF 2

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EXHIBIT E